



**GARY L. PRYOR**  
DIRECTOR

# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## Meeting Notes

### USDRIP Stakeholders Meeting

Thursday, April 19, 2007

Eucalyptus Hills School, Room 3, 11838 Valle Vista Rd. Lakeside, CA 92040

#### 1. Attendees

Devon Muto, County of San Diego DPLU, USDRIP Project Manager  
Bob Kiesling, Grossmont Union HSD  
Steve Halfaker, LUSD  
Robert Schiwitz, Lakeside Fire  
Rick Smith, LCPG  
Gerald Trimble, KMA  
Mark Kennedy, Lakeside Land Company  
Frank Hilliker, Lakeside Chamber of Commerce  
Bruce Robertson, Lakeside Water District  
Kevin Hale, Lakeside River Park  
Paul Crawford, City of San Diego  
Hugo Mora, County of San Diego HCD  
Edward Duling, LRC

#### 2. Purpose of Meeting

In the past, the County has looked to an advisory committee referred to as USDRIC (the Upper San Diego River Improvement Committee) for input on activities related to the Upper San Diego River Improvement Project (USDRIP). Based on recent direction from the San Diego County Redevelopment Agency Board of Directors, the County will no longer be relying upon an advisory committee. Instead, the CAO has been directed to receive input from a number of specific stakeholders, some which were represented on the previous advisory committee and some which were not. In order to facilitate gathering input from these various stakeholders, they have been invited to attend this monthly meeting.

The Brown Act is not applicable to this type of meeting. However, meeting topics or agendas will be distributed to those who request it prior to the meeting and meeting notes will be posted to the DPLU website. People other than

stakeholders may attend the meeting; however, they are requested to RSVP to Devon Muto in advance. Additionally, since the meeting is intended to receive input from the stakeholders, other attendees will be asked to respect this.

### **3. Website**

Documents related to USD RIP, meeting notes, and other relevant information will be made available on through a website that DPLU has developed:

<http://www.sdcountry.ca.gov/dplu/usdrip.html>

### **4. Status of KMA Contract**

As directed by the Redevelopment Agency Board, the County is currently in the process of contracting with KMA for their assistance with the 5 year implementation plan. The County will also be looking to KMA for assistance with some of the management/administrative duties.

### **5. Workplan for 5 Year Implementation Plan Completion**

The Redevelopment Agency Board directed that the business plan or 5 year implementation plan be back to the Board of Supervisors within 180 days. Because of the limited time available, preparation of the plan will focus on the three priorities identified by the Board. Additionally, the plan will include a mechanism for expanding the vision of the Redevelopment Agency to encompass other projects. It is anticipated that this process would be expressed in the plan but not undertaken until after the 180 days.

#### **a) Lakeside Fire Station**

The Redevelopment Agency Board identified a new Lakeside Fire Station as a top priority project. KMA indicated that KMA and the County would need a project description, # of SF of land required, # of SF of building, general area where fire station must be located, budget, schedule, funding sources, etc. KMA recommended that the County (Agency) and the Fire District enter into a Cooperation Agreement detailing what is needed and what each party agrees to accomplish with respect to the new fire station. The Agency Board would approve this Cooperation Agreement. The agreement would also begin to establish debt, which is necessary for tax increment to be allocated and collected. Samples of Coop Agreements will be sent to Devon Muto and the Fire District. KMA can set up a County budget for this Fire Station project and this can be part of the work plan. Lakeside Fire will provide the County with the information identified by KMA in a memo. Lakeside Fire will also review the Cooperation Agreement examples and coordinate with County Counsel to determine how to prepare one for this case. Rachel Witt is the County Counsel assigned to USD RIP.

#### **b) Transportation Impact Fee Assistance**

The Redevelopment Agency Board requested that ways to reduce or eliminate the Transportation Impact Fee (TIF) for the redevelopment area be

investigated. A possible program to accomplish this could consist of the Redevelopment Agency paying the TIF as projects pulled building permits. Funds could come from the County General Fund, other County funds, or through bonds in order to create debt. It was asked that a simple waiver of the fee for the Project Area be considered. Apparently, waivers were provided for a couple of other Specific Plans with adoption of the TIF ordinance. It was noted that the circumstances around these waivers may be unique and there are possible implications with CEQA compliance if the TIF is waived. The County will research this and report back at the next meeting. KMA will review the market study and prepare a summary projection of the funds to be generated by the TIF fee, given certain projected levels of new development in the Project Area. KMA will check the State Industrial Bond Act to see if funding could be available for this Project Area. KMA will also develop a recommendation for payment of the TIF fee.

**c) Project Processing**

The Redevelopment Agency Board also requested that expedited permit processing times be created. The County will look into the possibility of applying the current "Expedite Program" to projects in the Project Area and other possible efficiencies such as assigning specific staff and managers. Additionally, the County will prepare a matrix of all new and rehab development now underway or proposed in the Project Area. This will assist in overall planning as well as for identifying other stakeholders that should be contacted in an effort to identify the parts of the permit process where developers are experiencing slow downs. Based on input from these stakeholders, the County will develop a list of problems/concerns so that an associated list of potential solutions can be developed.

Questions were raised regarding what other jurisdictions are doing to expedite new development processing. For example, the Expedite Program that CCDC has in Downtown San Diego. Should other examples be available, KMA will forward them.

Concerns were voiced over some other parts of the process such as coordinating with utility companies and permitting agencies. The provision of trails was also brought up.

**d) Other**

Because the current efforts will be focused on the above three priorities, a strategy is necessary to identify other projects for the Project Area. This strategy may involve visioning sessions or other workshops to build a vision for the Project Area, identify key priorities for agency involvement, and facilitate greater community input. KMA will develop a strategy for the group to consider.

The matter of establishing redevelopment debt in order for TI to be allocated by the County to the Agency for this Project Area was discussed. One approach would be for the Agency to establish a budget for redevelopment activities for the new two years. The budget could include partial or total funding for a new fire station, other infrastructure and public improvements, and funding the TIF that is waived as an incentive for new development.

Other costs could be salaries, overhead, and consultant costs. The Agency could then request that the County provide a loan from the General Fund to the Agency to fund all of these budgeted activities and programs. The loan would be documented for repayment over a specified term at a specified interest rate. This would establish the debt necessary for TI to be allocated to the Agency. It would be much more financially efficient that the sale of Tax Allocation Bonds.

## **6. Schedule**

The Redevelopment Agency Board requested that the business plan be brought back to the Board within 180 days. The targeted Board hearing will be September 19, 2007. The County will prepare a schedule for preparation for this meeting that includes docketing time and time for CPG and public review.

## **7. Other**

Announcement of the Lakeside River Park Conservancy 5k Run/Walk.

HCD provided an update of the current Notice of Funding Availability and indicated that they had received interest in a parcel at Channel Road and Woodside. Should the project come through, the Project Area's housing obligations would be met.

## **8. Next Meeting**

Meetings will be held every 3<sup>rd</sup> Thursday of each month at 9 a.m. at the same location. Due to the short schedule, additional meetings may be necessary.